

The following pages are public comments about the Crystal Spring Forest Conservation Plan submittal #3 (submitted 12/31/14). These comments were received between 1/10/15 and 1/24/15.

Where a duplicate message was received it is so noted.

"Eaten"
P.O. Box 147
Annapolis, Maryland
21404-0147
January 14, 2015

Annapolis Planning and Zoning
145 Gorman Street
Annapolis, Maryland

Dear Sir,

It is important for the city of Annapolis to pay attention to those of us who live in Anne Arundel County. In the past, when we sought to work with Annapolis Planning and Zoning as new developments were planned on county land taken into the city, we were told, and sometimes told rudely, that we had no say because we lived in the county, not in the city.

We watched helplessly as poor planning and zoning led to the mess we have today. It seemed that no developer was turned down because of poor plans inconsistent with our needs and concerns.

The city politicians should not be surprised at our boiling anger with the latest planned travesty - Crystal Spring.

Crystal Spring, as planned, would be another separate area which is more a city beside Annapolis than a community integrated with Annapolis.

Look at the other areas outside of the Old City. Separateness and disconnectedness is the main scene rather than wholeness with safe places for all.

Wooded areas and open spaces are replaced by roads, houses, apartments, shopping centers and malls with no thought of the result of this overbuilding on the wildlife that is being destroyed by loss of their homes, the rest pursued or trapped when they seek new homes in our homes.

We must cease this disruption, and segregation, and separation from the natural world and from each other.

Scientists are now warning us that our destruction of the natural world ~~will~~ lead to our eventual destruction.

Our streams, rivers and creeks are polluted and we put pollution into the ground while we remove trees and other natural protection that protect us.

Our roads are overcrowded and there is no way to create more roads without taking even more land.

Crystal Spring must cut down on its size and use the resources such as Safeway, CVS and other such stores that are already there and underused. We don't need to create more stuff!

We need laws and attitudes that respect our world as a living resource that we share with all life, not as a commodity to be bought and sold.

Sincerely yours,

Ardea McDowell Leckzas

Ardea McDowell Leckzas



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

Reject the Crystal Spring Forest Conservation Plan

1 message

Peter Holden <peterholden10@gmail.com>

Sun, Jan 18, 2015 at 11:40 PM

To: ForestConservationAct@annapolis.gov, mayor@annapolis.gov, mbroadbent@annapolis.gov, PlanZone@annapolis.gov, mikepantelides@gmail.com

Dear Mayor Pantelides, Ms Broadbent, members of the Planning Commission,

We the citizens of greater Annapolis implore you to reject the new Forest Conservation Plan (FCP) for the Crystal Spring development on the bases of a deficient wetland delineation; wetland impacts that would exceed thresholds under the Maryland General Permit (GP); unacceptable impacts to contiguous forest; and inadequate mitigation measures.

The project as proposed would also cause severe congestion to Forest Drive traffic patterns and contribute to the overcrowding of area schools. It is the wrong project in the wrong place.

We also ask that the Planning Commission reject this FCP because of its several deficiencies and the following issues:

- The Wetland Delineation greatly underestimates the amount of non-tidal wetlands
- As a result, wetland impacts are greatly underestimated, by as much as 1,000%.
- The documents are unclear and highly ambiguous as to drawings and impacts.
- The amount of forest loss (44 acres) is unacceptable under the Forest Conservation Act
- The wildlife corridor and forest mitigation proposed is inadequate to offset impacts to the wildlife habitat and ecological functions provided by the 82-acre contiguous forest block on the property.
- A new, objective wetland delineation by an independent wetland expert is greatly needed.

We urge you, Mayor Pantelides, to stand by your original conviction in working to protect this area. You campaigned vigorously to stop the project, not to make it slightly smaller.

The developers would have you believe that the City has no authority to stop the project, but the facts are clear. The project would not comply with existing environmental law, and as a result it is not in the interest of the public trust of the Citizens of Annapolis and surrounding areas.

--

Peter Holden
peterholden10@gmail.com
Mainsail dr.
Annapolis, md 21403
2408821652



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

Crystal Spring

1 message

Douglas Hole <d2hole@aol.com>

Tue, Jan 20, 2015 at 2:58 PM

To: "ForestConservationAct@annapolis.gov" <ForestConservationAct@annapolis.gov>

As a resident of Annapolis for over 22 years, We want to express our total support for the Crystal Spring Development. The developers have continued to adjust the project to comply with environmental regulations and deserve an unbiased review of their latest plan. The concept of Crystal Spring is designed to provide a continuous care retirement facility that will be an integrated part of the community as opposed to an isolated facility that require elderly residents to drive their cars to avail themselves of necessary city services, shopping, and churches. Crystal Spring will be an excellent addition to Annapolis providing much needed support for a growing elderly population.

Very Respectfully Submitted,

Douglas R. Hole Colonel USAF(Ret)

Donna C. Hole Former Chief of Historic Preservation City of Annapolis

Sent from my iPhone



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

Crystal Spring

1 message

Richard Hughes <rhughes896@aol.com>

Tue, Jan 20, 2015 at 3:19 PM

To: "ForestConservationAct@annapolis.gov" <ForestConservationAct@annapolis.gov>

My wife & I support the approval of the Crystal Spring project!
Richard & Margie Hughes, Annapolis, MD.
Sent from my iPhone



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

Comments

1 message

claraw3@verizon.net <claraw3@verizon.net>

Tue, Jan 20, 2015 at 4:22 PM

To: forestconservationact@annapolis.gov

I believe Crystal Springs has worked with the city to met all the necessary requirements before their plan can be approved.

I as a senior am looking forward to living in the Crystal Springs community. Please proceed to approve their plan.

Clara M Wilson
341 Hamlet Circle
Edgewater MD. 21037



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

Crystal Spring

1 message

g.schaaf@comcast.net <g.schaaf@comcast.net>

Tue, Jan 20, 2015 at 6:41 PM

To: ForestConservationAct@annapolis.gov

Cc: William Hotchkiss <whotchkiss@thevillageatcrystalspring.org>

Greetings,

I am certainly not familiar with all of the aspects of forest conservation, but would like you to know that I am very much in favor of this development.

I feel that the owner of the property (Janet Richardson-Pearson) is being more than generous in working to develop a relatively small portion of her land, leaving many acres to be undisturbed. Legally, I believe she could increase the scope of the Village, but she has chosen to work with the City for a compromise plan that should be acceptable. I trust that officials representing the Village at Crystal Spring will provide assurance that a very fine addition to the City of Annapolis will be the end result. Having visited a similar project in Virginia, I am more than confident that the citizens of Annapolis will be pleased when they visit this senior living complex.

Best wishes,

Gordon Schaaf



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

Crystal springs

1 message

Pat Prescott <patriciaaprescott@msn.com>

Tue, Jan 20, 2015 at 7:43 PM

To: "ForestConservationAct@annapolis.gov" <ForestConservationAct@annapolis.gov>

The developers of this project have met and exceeded the requirements for land preservation, and now it is time to move forward. This project will be good for Annapolis, providing an increased tax base, both construction and permanent jobs and a unique and desirable community for Annapolis elders.

I have been following this project for over four years. If you don't send it forward now, I will be forced to leave my community of 35 years and relocate, taking my tax dollars with me.

Contrary to the no growth advocates, their policies are not good for the city of Annapolis which must grow responsibility.

I urge you to act now to move the crystal springs project forward.

Sincerely, Patricia Prescott

Sent from my iPad



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

(no subject)

1 message

Helga Fominaya <helgafominaya@verizon.net>

Wed, Jan 21, 2015 at 12:30 PM

To: "ForestConservationAct@annapolis.gov" <ForestConservationAct@annapolis.gov>

Looking forward to finally get a Retirement community that will be up- to- date.
Rudy & Helga Fominaya

Sent from my iPad



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

Development in Annapolis DO NOT APPROVE CRYSTAL SPRING OR EASTPORT SHOPPING CENTER1 message

T D <eastportdweller@gmail.com>

Wed, Jan 21, 2015 at 4:14 PM

To: ForestConservationAct@annapolis.gov

I am writing to say please DO NOT approve the projects at Crystal Springs and the apartment building proposed for Eastport Shopping Center.

Both will have disastrous consequences in several ways:

1. Schools are over crowded already. I don't believe developers who say this will not impact our schools. It will. Do their kids go to school here? Probably not since they developers don't even live here. If either of these developments were in the County, they would not get approved due to lack of school space.
2. Roads already difficult and crowded. Chesapeake Avenue is very limited and already congested especially at certain times. Getting in and out of the post office is a life threatening event. Forest Drive, same thing....We don't need more traffic ENOUGH !!! How many grocery stores, how many banks, how many Boating stores (west marine-2 within 3 miles) do we need?? Safeway is empty 90% of the time.
3. Aren't you concerned about businesses leaving Main Street? Why has there been no economic impact study??
4. Those of us who live in Eastport do not want, and have never asked for an apartment complex at the shopping center. In fact, we kind of like the small neighborhood feel we have. Why ruin it with something such as this? It seems there are so many other places in Annapolis (think outer west street) that make more sense. If at all.
5. Instead of added more and more to the City, why not make what we have better, more inviting, and more friendly..? This would ultimately raise property values and result in more taxes for the City. People I speak to say if all of this comes to town, they are moving. The only people who will benefit are the developers who don't even live here.

Listen to the people who live here and VOTE here. Don;t be persuaded by the slick developers.

Thank you.

T. Davis
Eastport (for over 20 years)



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

Crystal Spring Annapolis

1 message

Judi Herrmann <judi@herrmann.com>

Thu, Jan 22, 2015 at 2:03 PM

To: Mayor@annapolis.gov

Cc: ForestConservationAct@annapolis.gov, mpantelides@annapolis.gov, mbroadbent@annapolis.gov, pgutwald@annapolis.gov, Judi Herrmann <judi@herrmann.com>

Dear Mayor Pantelides,

Thank you for the opportunity to submit comment on Crystal Spring Annapolis. I sat in a meeting about a year ago when the developers of CS gave a presentation to you and Kevin Murnane as well as members from the planning & zoning. As a long time Annapolis resident and business owner I truly believe the CS team has done a remarkable job reconfiguring and downsizing this project as you and your team requested. Additionally, CS will allow the aging population of Annapolis the choice of staying in Annapolis but also to have a intergenerational lifestyle that includes the ability to stay on campus for shopping and entertainment or go downtown to enjoy the many opportunities we have to offer, not found at the other options in Anne Arundel County. This should be a win/win for the city and the residents of Annapolis. The facts below support my personal opinion on all the developers has done to address your concerns and the voice of the environmentalist. Thank you for reviewing!

In addition to being held to the most stringent environmental standards, Crystal Spring has been required to submit more plan details than any other previous proposal in the City of Annapolis. The current FCP achieves forest conservation and environmental preservation well above State of Maryland and even City of Annapolis requested standards, including:

1. The state code establishes a "break-even" point for forest conservation above which no reforestation or mitigation is required. The City of Annapolis has requested that Crystal Spring exceed the state conservation threshold by 33% and the break-even point by 15%. ***In fact, the submitted FCP demonstrates we have exceeded the state forest conservation threshold by 146% and the break-even point by more than 30%***
2. The Maryland Department of Environment establishes setbacks from wetlands and intermittent streams at 25 and 50 ft respectively. The City of Annapolis has requested that Crystal Spring provide a 100ft buffer from all environmental features, if possible. ***In fact, the submitted FCP demonstrates we have a total of 7,573 linear feet of environmental feature perimeter to buffer and that we have provided in excess of 100 ft for 94% of that length and between 50 and 100ft for 6%. Buffer averaging would yield an average well in excess of 200ft.***
3. The City of Annapolis staff, environmental advocates and the Mayor have asked that Crystal Spring adjust its site plan to not develop in the "middle" section of the property which includes non-tidal wetlands and has an intermittent drainage way and some slopes in excess of 15%. ***In fact, the submitted FCP demonstrates that this request has been achieved and no environmental features are impacted – and only 2.7 acres is disturbed out of 33 total forested acres in the rear of the property. A 50+ acre wildlife corridor has been created through the middle of the property.***
4. The City of Annapolis Comprehensive Plan sets a goal of 50% tree canopy by the year 2036 and Crystal Spring has been asked to demonstrate it achieves 50%. ***In fact, the submitted FCP demonstrates we will achieve a 61% tree canopy. This is greater than 20% above the staff requested level.***

In addition to the above specific FCP / code responses, *a total of more than 130 acres of property will be put in open space or forest conservation easements out of a total of 190 acres* of property which constitute the proposed development tract and the property to be retained by its present owners. Today, the entire City of Annapolis only has 104 acres in forest conservation easements.

Judi Herrmann
President | Creative Director

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Maria Broadbent <mbroadbent@annapolis.gov>

Crystal Spring

1 message

Gerald Winegrad <gwwabc@comcast.net>
 To: Maria Broadbent <MBroadbent@annapolis.gov>
 Cc: fjb@annapolis.gov

Thu, Jan 22, 2015 at 4:44 PM

Maria and Frank,

As I work with others to complete review of the documents filed by the developer in their December 31 filings of a FCP, I found it necessary to send you a note regarding the process of public comment in light of your comments at the Environmental Matters Committee hearing last Thursday.

Due to no fault of your own, we citizens were shut out of the process during such an official City Council sponsored hearing where we cannot raise our concern over the significant failure to make the necessary changes requested by DNEP and P & Z and the failure of the changes to meet FCA requirements. Comment from the public was excluded on such a controversial pending regulatory matter.

Then, we are left to confront *The Capital* front page headline on this hearing: **City: Crystal Spring plan meets criteria** with the story beginning that the development meets all state technical requirements according to City staff. The developer could not have paid their PR firm enough money to get such a press story and headline on the front page signaling to the public that the developers are in the clear on the FCP.

The most glaring problem leading to such a misunderstanding which was not limited to *The Capital* was when both of you spent most of your time essentially reiterating what the developer has said in their filings and in their PR: they have met or exceeded the minimum standards under the FCA for keeping forest cover under the technical conditions for net forest tract, zoning, and reforestation/afforestation. This led to the false headline and the lead of the story that City staff said that the plan meets requirements for retaining forest. Neither of you went into any detail of the separate and more important and critical issue for Crystal Spring's forests: the much more restrictive requirements for PRIORITY forest. All 82 acres of forest at Crystal Spring are designated as priority forest. The developer's own FCP notes that: "76 acres of the 82 acres of Priority Forest on site is a mature, mixed hardwood forest with numerous large trees estimated to be between 80 to 100 years old scattered throughout the site."

Such large, contiguous, mature forests are rare in Annapolis and have extremely high ecological value for water quality, air quality, wildlife habitat, and the protection of groundwater, wetlands, steep slopes, and erodible soils. Under state and City law these priority forests are afforded much more protection than other forest and the thresholds you mentioned to the Committee and the public. Left out of this discussion was whether the stringent statutory requirements were anywhere close to meeting the legal requirement that such priority forest shall be **left in an undisturbed condition unless the applicant has demonstrated, to the satisfaction of the City that reasonable efforts have been made**

to protect them and the plan cannot reasonably be altered. It was as if this provision did not exist except for Frank obliquely mentioning something later about consideration of priority areas for retention. Yes, any FCP must meet the thresholds and other criteria that are less strict than for priority forests. But at Crystal Spring they must meet both and this was never really discussed, except as an aside by Frank.

Why would this critically important issue be left out of the testimony? After hearing City staff, so convinced was Alderman Arnett of the good job the the developers did with their their FCP that he asked the leading question of the you: "Would it be unfair to say that under the FCA the developers have scrupulously adhered to the requirements—they are doing what they are allowed to do?"

What Maria said in response was wisely constructed from a regulator: DNEP has not made such a determination yet and needs to take the time to give this a thorough review. Thank you.

In addition, you both never touched in detail on the protection of trees of significance (those more than 24" DBH). You did raise this contentious issue a bit but never spoke to the controversy with the developers. The developer's FCP would clear 18 trees of greater than 30" DBH and 99 of 24" DBH but challenges the protection the City demands for the 99 trees and states that the law and the need for variances where undue hardship must be established does not apply to these 24" to 30" trees. The City contends all trees over 24" DBH are subject to gaining a variance. The necessity for the developers establishing undue hardship for necessary variances was not mentioned. Not raising the issues of priority forest protection and the fact that the new plan would take down 117 trees of significance for which the developers have not met the variance requirements or obtained variances seemed to me to add to the false conclusions of the newspaper and at least one alderman.

Also absent from the discussion were the admonitions from the Mayor and City planners to move all development north of the stream, which the developer defied and still would develop 73 apartments/houses and a club house at the southern end, destroying more than 2.5 acres of priority forest and leaving much less area to reforest.

It seemed like the key points you wanted to make were the FCP meeting the technical requirements, as mentioned above, and that since the outrageously destructive and massive first plan for the development, the plan has been downsized. Of course the developers shot for the moon initially and their latest plan still included destruction of 43.24 acres of priority forest, more than half of the forest, despite pledges by the developers and owners to not destroy more than one-half of the forest. But there were no questions on why the the developers in filing the new pan refused to eliminate any of the 475 new apartments and single family homes from the previously filed plan nor any of the commercial/retail development in the new plan. This was despite repeated comments by the City to conserve and replant more forest and despite claims of shrinking the footprint. Indeed, the priority forest clearing would be reduced by only 0.78 acres, from 44.24 acres to 43.46 acres destroyed in the latest filing.

When the City Comprehensive Plan came up, you chose to pass on this issue and say it's up to P & Z. Does it make any sense for DNEP to work on approval of a FCP that grossly violates the Comp Plan? That Comp Plan, adopted after many months of work and citizen input in 2009, calls for no more than 139/140 housing units to be built at the site, not the 475

as planned. The Comp Plan is clear on this and housing units mean housing units—single-family homes, duplexes, apartments, townhouses, or condos, all with individual units, kitchens, bathrooms, and separate addresses. We have raised this issue repeatedly with you, the Mayors, DNEP, P & Z, and other City officials.

I know you were limited in time, but I was very disappointed about how the hearing transpired.

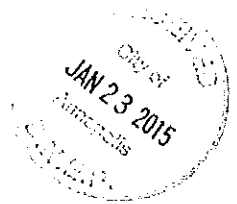
I can only hope in a democracy our public comments will be taken seriously in making your decisions on this major development and that the comments we file after much review and work and consensus building will help inform the decision-making process. This cannot occur if you and other staff have already made decisions on the December 31 filing. I also am hoping that you are receptive to have the public so engaged (enraged is a better word) over this project. Transparency and public input should lead to better outcomes and projects that meet all laws and regulations regardless of the size of the project and the wealth and political influence of the applicants.

We will be filing our comments before the January 30 deadline.

Thanks for reading this and for your efforts.

Gerald

January 20, 2015
2010 Peggy Stewart Way
103
Annapolis, MD 21401
(774) 319 2923



Letters to the Editor
The Capital
PO Box 911
Annapolis, MD 21404
Fax: 410 268 4643
Email: capletts@capgaznews.com

CRYSTAL SPRING REVIEW

Mayor Cohen & Connecticut developers 4 yrs plus ago leaning favorable for completing \$ 200 million Crystal Spring(CS) project - destroying 44 acres pristine forest & building 490 apartments & houses & a massive shopping center. Mayor Pantelides won election, in part, by promises to protect future generations & vowed to keep restrictions he made on CS. CS developers discounted complaints per Annapolis has little forest left, present traffic congestion, infrastructure per sewage & water & school issues, bird species and wild life lost, wetlands free storm water processing, etc. They disregarded these facts because those will be addressed in future steps by other boards, commissions & departments of the city, county and state. The other part that makes no sense is we already have a nearby supermarket and retail area? CS continued rewriting/revising new submissions. AEC has 9 volunteer members with broad environment interests, expertise & experience, however no regulatory power just giving advice. CS refers to AEC as "no growth element." A very long list of environmental groups and majority voters, against CS plans, believe this area should benefit future generations. If CS is approved it would profit the few at the expense of the many. There is the suggestion by the developer that they may bring legal action if their plan is not approved. They probably have deep pockets so legal actions can all be tax write offs.

Quiet Waters has had many visitors each time during my enjoyable visits so let us consider a need for another open space park with just compensation for the landowner as initially proposed by the Mayor. I can visualize the cyclists, runners, walkers, picnickers, all enjoying the planned open space park. I would love to have another NYC Central Park.

Alex Hetzeck

cc; Mayor Mike Pantelides,
City Manager Thomas Andrews,
City Attorney Michael Leahy,
AEC Chairman Kurt Riegel,
AEC Vice Chair Rick Kissel,
DNEP Director Maria Broadbent, ✓
Zoning & Planning Director Pete Gutwald,
Committee Chairman Jared Littman, Ward 5,
Alderman Ross Arnett, Ward 8
County Executive Steve Schuh,
Recreation & Parks Director Rick Anthony
CEO AACED Robert Hannon,
Annapolis City Committee Mike Collins
Economic Development Committee Paul Gable

01/20/15
Headline misleading

Your front-page article Jan. 14 ("City: Crystal Spring plan 'meets' criteria") left many readers with the mistaken impression that the City of Annapolis has approved the developer's plans for the proposed 11-acre Crystal Spring development on Forest Drive. The city did no such thing; the developer's overall plans for the project on weren't even the subject of the meeting on which your report was based.

The meeting's focus was on how the developers had dealt with forest conservation issues in their most recent submission. City staffers were cited as saying that, while the developer claims it has met the requirements of the Forest Conservation Act (FCA), that claim is in the midst of being evaluated. Annapolis Department of Neighborhood and Environmental Programs Director Maria Broadbent said there will be no decision until mid-February.

So not only was the article incorrect, neither your reporter nor, to any degree, the councilmen or city staff considered the critical question of how the FCA applies at Crystal Spring, which the state has determined to be a "Priority Forest". Such forests, the law says, shall be "left in an undisturbed condition unless the applicant has demonstrated, to the satisfaction of the city, that reasonable efforts have been made to protect them and the plan cannot reasonably be altered."

X
X
X
X
In fact the plan can be altered, and should be. It should be altered to honor the City's legally-binding Comprehensive Plan, which limits housing units at the site to 140, not the 475 proposed, as well as to address the acknowledged traffic nightmare the development will create.

DAVID PROSTEN
Chair, Anne Arundel Sierra Club

Times latest plans

Capital
04/01/2015

Developers say they will consider legal action if proposal not OK'd

By JACK LAMBERT
jlambert@capgaznews.com

Developers of the proposed Crystal Spring project along Forest Drive filed a revised preliminary forest conservation plan Wednesday with Annapolis' Department of Neighborhood and Environmental Programs.

The plan is the latest attempt by Affirmative Hillpoint LLC, the Connecticut-based developers behind the \$200 million proposal, to win approval from the city.

Marshall Breines, a partner at Affirmative Hillpoint, said if the latest forest conservation plan is not approved, the group could take legal action against Annapolis.

"We have been flexible; we have been accommodating," Breines said. "There are no further regulatory or legal requirements except an abuse of regulation or of power to deny this."

Plans for the Crystal Spring project have been discussed since 2009. Developers filed previous preliminary forest conservation plans in 2013 and in June.

In spite of the city's attempts to discourage development of that part of the property, the latest drawings continue to show cottages for the project's continuing-care retirement community south of an intermittent stream running through the center of the land, owned by Janet Richardson-Pearson.

Mayor Mike Pantelides tried to discourage development of the land south of the stream in April. The Annapolis Environmental Commission, a voluntary group appointed by the mayor and confirmed by the aldermen, also rejected earlier plans for the project.

The Department of Neighborhood and See PLAN, page A11

Turn Page Over

stupid in 2015

water management fee. Republicans already are blaming House Speaker Michael E. Busch for blocking Hogan's agenda. Why wait, right?

Hogan will get time on the national stage in 2015 as he welcomes presidential hopefuls looking to take home some more from

Crystal Spring files latest plans

Capital
04/01/2015

Crystal Spring 01/09/15 X

The developers of Crystal Spring have distorted the facts and used intimidation to force their massive development on the city. They now threaten to sue the city if they don't get their ill-conceived forest conservation plan approved (*The Capital*, Jan. 1).

The mayor has told the developers to keep all development north of the stream and closest to Forest Drive, because the southern end of the property is environmentally vulnerable. They have ignored him and the planning and zoning office.

In their latest filing, they plan to build 33 independent living units with two-car garages at the southernmost end, along with two 20-unit apartment buildings, a health center and the parking spaces and roadways to support these 73 housing units isolated from the rest of the development.

By destroying the most environmentally sensitive areas of the property, they will be in a position to offer the sale of luxury units

to make the project more profitable -- not exactly how they advertised this development.

The southern-end cottages and other residential units would sell for about \$1 million each and carry a monthly fee of \$7,000.

The plan includes more than 500 houses and apartments; a shopping center with another traffic-generating, 54,000-square-foot food store; still more retail and office space; restaurants; a West Marine; a new 80-room hotel; a chapel; a cultural arts center; two health centers for residents of the complex; new roads; and 1,729 parking places to support all this development.

Enough is enough. The developers need to downsize this project, respect the Forest Conservation Act and do what's right.

MARILYNN KATATSKY
Annapolis

01/08/15

Crystal Spring

The developers of Crystal Spring are threatening to sue the city if they do not get their way to develop more than 500 more homes and apartments, adding 1,000 more residents plus a shopping center, hotel, restaurants and health center right at the busy intersection of Forest Drive and Spa Road. The plan they urge for adoption would strip more than 40 acres of mature forest and replace it with impervious surfaces, including more than 9 acres for parking (1,700 spaces) and close to 12 acres for roads and sidewalks.

The developers should adhere to the city's Comprehensive Plan. Straddling no more than 140 housing units at the site, the all of us, the developers must follow the law. The law requires protection of priority forest and water quality. The law can be met only if the development is scaled back significantly and all development is moved north of the stream, as directed by the mayor and city planners.

We do not need more food stores like the huge new one proposed for the site. We have eight full-service grocery stores nearby, including an underutilized Safeway very close to Crystal Spring. Annapolis has empty storefronts. We do not need the congestion that would be added to our schools and roads. Besides preserving the forest, we will be preserving our quality of life.

The senior housing will exclude 99 percent of us because it is very expensive. Mayor Mike Pantelides should live up to his campaign promises and make sure the developers strictly adhere to the law.

RAY SULLIVAN
Annapolis

LEGEND

RECEIVED	TELETYPE UNIT OF AMEMBASSY	RESIDENTIAL
NON-SECRET	OFFICE	B-1
CORE	OUTSIDE OVER AREA	CULTURAL AFFAIRS

CRYSTAL SPRING

COURTESY IMAGE

From page A1

A parking area been moved from the center and one of the residential buildings has been moved from the southernmost edge near Forest Drive.

The Department of Neighborhood and Environmental Programs is responsible for granting final approval of the preliminary forest conservation plan.



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

Crystal Spring - NO

1 message

Joseph Evans <jhevans45@gmail.com>
To: ForestConservationAct@annapolis.gov

Fri, Jan 23, 2015 at 7:17 PM

Please reject the patently disingenuous development proposals of the Crystal Springs developers.

I ask you to stand up for our local community by acknowledging and acting on the realization that Annapolis does not need and will not benefit from such an outlandish and destructive development.

Forest Drive and our locally overstressed natural environment can not stand the additional pressure.

We do not need more retail development along the Forest Drive corridor. There is plenty of empty space available for bold and perhaps foolish entrepreneurs who wish to give it go. Replacing prime forest with another food store in addition to the two under-utilized stores we already have, is just nonsense.

The Crystal Spring development can only benefit the Connecticut developers as they borrow, build, flip, and run back to New England.

The losers will be your neighbors and yourselves.

I'm sure you know this.

Joe Evans
16 Cushing Ave.
Annapolis, MD 21403



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

Fwd: Crystal Spring

1 message

Marcy Brode <mbrode2@msn.com>

Sat, Jan 24, 2015 at 11:22 AM

To: "ForestConservationAct@Annapolis.gov" <ForestConservationAct@annapolis.gov>

Sent from my iPad

Begin forwarded message:

From: Marcy Curland <mcurland@icloud.com>**Date:** January 24, 2015 11:19:43 AM EST**To:** mbrode2@msn.com**Subject:** Crystal Spring

Please, please, please do not let the development of Crystal Spring continue on it's current path of destruction for people living in Anne Arundel County. I am particularly disgusted that these developers are from out of state and feel that it's okay to rape our land when they have no plans of residing here and have no idea how a destructive development like this would impact our way of life. We do not need another shopping center, grocery store, apartment buildings or "health centers" off of Forest Drive. We already have many of these services with enough traffic to constantly cause problems.

This development must be stopped by any means possible. Common sense must prevail. The only new construction that this part of Annapolis needs is to plan an open space area that works in harmony with whatever land that remains, so that we who actually live in Anne Arundel County can ensure an acceptable way of life for future generations.

Marcy B Curland

Sent from my iPad



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

Crystal Springs

1 message

Mary Ellen Bobb <maryebobb@comcast.net>

Sat, Jan 24, 2015 at 1:50 PM

To: "ForestConservationAct@annapolis.gov" <ForestConservationAct@annapolis.gov>

Dear Sir,

I continue to oppose this project on many grounds.

Forty plus acres of pristine forests and habitat will be destroyed. For what? Greed.

The developers wishing to build this project do not live off of Forest Drive and do not give a damn about the people who do, or the additional traffic this project will create.

These developers do not pay city or county taxes yet they feel they can force us taxpayers into accepting their project. They have threatened a law suit. Let them. This would only demonstrate how making money is more important than our environment.

What happened to the agreement with the owner for 5 acre home lots? Why was she not held to her commitment?

If Haymarket, Virginia can keep Disney from their farmlands, why can we not prevent this mammoth development from taking our forests?

Sincerely,

Mary Ellen Bobb
978 yachtsman Way
Annapolis, MD 21403

202-257-0930



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

Jan. 30th Public Comment

1 message

★ RECEIVED ABOUT 150 OF THIS SAME
EMAIL MESSAGE

adam petty <adam.petty@gmail.com>

Sat, Jan 24, 2015 at 2:01 PM

To: ForestConservationAct@annapolis.gov, mayor@annapolis.gov, mbroadbent@annapolis.gov,
PlanZone@annapolis.gov, mikepantelides@gmail.com

Dear Mayor, Ms. Broadbent, Members of the Planning Commission,

We the citizens of greater Annapolis implore you to reject the latest Forest Conservation Plan (FCP) submitted December 31st, 2014 for the Crystal Spring development. This latest version is marginally different from the previous version submitted on June 25, 2014. It still will cut down over 43 acres of Priority Forest, a negligible difference from the previous version. We would like to point out that this is still more than half of all the forest on the 111-acre Crystal Spring parcel. Cutting this much forest will lead to habitat fragmentation and increased biological invasion by plants such as Japanese Barberry, Japanese Honeysuckle, Eurasian Bittersweet, Kudzu, Porcelain Berry, and many others. In addition, it will remove from the city a major carbon sink contained in the soils, wood fiber, and in the canopy.

Cutting this much Priority Forest violates that Forest Conservation Act because the developers have not done all that they can to protect the contiguous forest area nor have they demonstrated that the plan cannot be reasonably altered to reduce forest impacts by another 50-75%. This further demonstrates how the development is the wrong size and the wrong type for such an ecologically significant area as Crystal Spring Farm.

On January 4, 2015, an American Woodcock (*Scolopax minor*) was documented on the Crystal Spring property by a staffer from the Cornell Laboratory of Ornithology during the Anne Arundel Bird Club's annual Christmas Bird Count. This is the first record of this species at Crystal Spring in many years. Crystal Spring is the last known habitat on the Annapolis Peninsula for the Woodcock, which require extensive areas of open fields and short second-growth for cover and for their elaborate mating display. If CSF is allowed to be developed with such an extensive project, this species will be wiped out from Annapolis forever.

As we have previously stated, we firmly believe the developers' wetland delineation is deficient, underestimated the amount of wetlands on the property by up to 50%. As a result, according to independent analysis, wetland impacts would potentially exceed thresholds under the Maryland General Permit. As a result, direct non-tidal wetland impacts will still be up to 1.2 acres, a level that exceeds thresholds under the Maryland General Permit (GP).

We ask that DNEP and the Planning Commission reject this FCP because it lacks proper mitigation for the aforementioned impacts.

Mayor Pantelides, once again we will remind you that you campaigned vigorously to stop the project, not to make it slightly smaller. Please stand by your word that you will stop this project.

The developers would have you believe that the City has no authority to stop the project, but the facts are clear. The project would not comply with The Clean Water Act or the Maryland Forest Conservation Act, and as a result the City has the authority and the duty to require serious changes, not incremental ones, in order to come into compliance. It is in the best interest of all Annapolis and Anne Arundel County citizens for you to do this.

--

adam petty
adam.petty@gmail.com



Unknown ForestConservationAct <forestconservationact@annapolis.gov>

Crystal springs

1 message

Chad Williams <wcwlawnc@comcast.net>

Sun, Jan 25, 2015 at 4:44 PM

To: "ForestConservationAct@annapolis.gov" <ForestConservationAct@annapolis.gov>

Always said we are no better than South America and what they do with the rain forest! With all the development killing our environment on our own area.

Sent from my iPhone